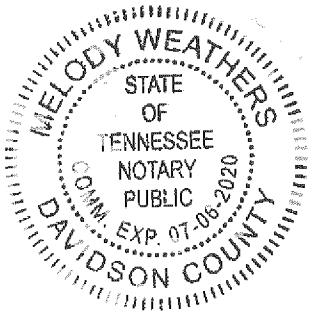
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-6-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jose Galvez	SAME	Parcel ID: 136 06 0 108.00
(NAME) 137 Islandia Drive	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph Connor and Ginger Connor, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jose ~~Oscar~~ Galvez, a single man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 341, on the Plan of Section Five, Priest Lake Park, of record in Book 4460, Pages 174, 175, and 176, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Connor and Ginger Connor, husband and wife by Warranty Deed from Andrew J. Gammon, married dated May 22, 2015 and recorded May 26, 2015 as Instrument No. 20150526-0047892, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 137 Islandia Drive, Nashville, TN 37217

Karen Johnson Davidson County
Batch# 376271 DEEDWARR
03/23/2020 03:26:30 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20200323-0031602

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18 day of March, 2020

Joseph Connor

Ginger Connor

STATE OF NC

COUNTY OF Guilford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State NC aforesaid, the within-named Joseph Connor and Ginger Connor, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~16th~~ 18th of March, 2020.

Coradene Rutledge
Notary Public

My Commission Expires: 3-21-2024

(SEAL)

CORADENE RUTLEDGE
Notary Public - North Carolina
Guilford County
My Commission Expires Mar 21, 2024

DAVIDSON COUNTY
NOTARY PUBLIC
STATE OF TENNESSEE
DIANA LOWHORN

Certificate of Authenticity

I, John A. Bell IV, do hereby make oath that I am a licensed attorney and that to the best of my satisfaction of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

Personally appeared before me, Diane Lockhart, a notary public for this county and state, John A. Bell IV, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021

Notary's Seal (if on paper)